

REAL ESTATE AND BUILDING.

Settled Weather All That is Required to Precipitate a Boom.

ALREADY THERE IS A GOOD DEAL OF ACTIVITY.

A Big Deal in Northwestern Suburban Property—Building Still Active.

The change in the weather, which occurred the early part of last week, was a welcome one to real estate operators. Since the flurry at the 1st of September the market has been dull and the blame for it was assigned by everyone to the weather. When the break came it had an immediate effect, and although the number of sales was not very much in excess of that of the previous week, the increased activity was apparent by the number of inquiries. Agents still talk of their inability to secure sufficient houses for rent to fill the demand. This circumstance is an encouraging one and demonstrates the falsity of the statements which have been made that Washington is overbuilt.

Though the weather was much cooler dealers complain that it was too unsettled to be of much consequence, and the cry is therefore general for cool and settled weather. If the market does not then jump into a decided boom almost every agent will not only be a false prophet but a disappointed man. Great activity is looked for, and it must be said that every indication points to the fulfillment of the prediction that real estate will be on the move. Each dealer has his own ideas as to where the advance will be most apparent, but no one can yet tell definitely. Suburban property seems to be in demand, and that many important sales will be made is confidently expected.

The largest sale of the week was that of a 40-acre tract on Tennesseetown road effected by Heiskell & McLeran. It is said that the price paid was \$72,000 cash, but definite information on the point cannot be obtained. The purchasers, Charles C. Glover and Thomas Hyde are already the owners of large tract in this section of the suburbs. There are rumors of several new and large subdivisions which will be put on the market by syndicates as soon as it becomes more active. It is said that the syndicate to buy the old market house property at the intersection of Sixth and K streets, has finally gotten itself in shape and that their intention to turn it into an armory will be carried into effect this winter. Building operation still remain active. Though there was a falling off from the previous week it was not a very large one. Last week the county fell behind both the northwest and northeast sections in the amounts to be expended there. The northwest section leads the list with 27 houses to be built. During the week there were issued 19 permits for the erection of 54 buildings. Of these 27 will be erected in the northwest section to cost \$55,700; 4 in the southwest section to cost \$25,000; 9 in the northeast section to cost \$17,000; 3 in the southeast section to cost \$9,000, and 11 in the county to cost \$14,700.

AN IMPORTANT DEAL.

A Forty-Acre Tract of Land Purchased by C. C. Glover and Thomas Hyde.

On Wednesday last a deed was recorded transferring from Austin Herr and wife to Charles C. Glover and Thomas Hyde parts of "Friendship," situated near the intersection of Pierce's Mill Road and the Georgetown and Rockville Turnpike. The consideration named in the deed was a nominal one. Under this guise it is understood, on excellent authority, that one of the largest real estate deals consummated this fall was accomplished. Messrs. Heiskell & McLeran, the agents through whom the sale was effected, are very reticent in regard to the deal, and no definite information could be elicited from them, but, nevertheless, there can be no doubt that THE HERALD'S information is correct. The property purchased by Messrs. Glover and Hyde, of Riggs & Co., is what is known as the Herr tract. It contains about forty acres, and was bought by Austin Herr something over a year ago. It is situated at the intersection of the Tennesseetown and Pierce's Mill Roads, fronting on both highways. The price, which was paid in cash, was between \$75,000 and \$100,000. What the present owners contemplate doing with the property, whether to sell it again as a whole or subdivide it into villa sites could not be learned, but it is believed that it will not be long before the property is again on the market in one form or another.

This purchase is but another of Mr. Glover's shrewd transactions in real estate. The property is most suitably situated directly on the line of one electric road and in close proximity to that which will run out Connecticut avenue, for the land is between this boulevard and the Tennesseetown Road which is becoming a popular driveway. Although the former owners are understood to have made a handsome sum on their speculation, Messrs. Glover and Hyde are considered to have obtained a great bargain. Land in the Oak View subdivision, which is but a short distance nearer to the city than the Herr tract, is now selling at from thirty-five to fifty cents per square foot, whereas this property was purchased at about two cents per foot and why there should be this difference in value is not apparent.

Land in this neighborhood is rapidly developing and prices should advance there. The electric roads run through it and in distance it is not further from the business portions of the city than some places within the city limits. It is high and picturesque and affords excellent opportunities for suburban homes.

BUILDING NOTES.

A row of eight dwellings will be built by J. C. Davidson at the northwest corner of Twenty-second and F streets northwest. The houses will be three stories in height, with a cel-

lar. The fronts, sixteen feet in width, will be constructed of pressed brick, trimmed with stone and ornamented with alternate square and circular bay windows. The plans were drawn by Architect George S. Cooper. J. W. Hunt will do the building.

Barnes & Weaver, the real estate agents, will invest \$25,000 in the erection of a new row of frame dwellings on Elm street, in Le Droit Park. The houses will be fitted with all modern improvements and in an artistic manner.

E. D. Frazier is the architect, builder, and owner of a row of seven dwellings which will be erected at the corner of Florida avenue and Seventeenth street. They will be two stories and a mansard in height.

A. B. Mullett was the architect for a row of four two-story and basement dwellings, which J. L. Schaffert will erect for Henry Miller on Sixth street northeast, between C and D streets.

Jacob Fussell will erect a row of nine two-story brick dwellings, to cost \$6,000, in the alley between Pennsylvania avenue and M and Twenty-fifth and Twenty-sixth streets.

J. W. Swanson has contracted to erect for E. A. Ridgeway, at Nos. 505 and 507 Third street, two nicely finished three-story and basement dwellings, at a cost of \$10,000.

B. F. Shaw will expend \$4,000 in repairing his livery stable in alley between New Jersey avenue and First and B and C streets southeast.

Meyer Loeb will build a second-story addition and make general repairs at 829 and 831 Fourteenth street northwest, at a cost of \$2,000.

Brookland will be improved by the erection on Dover street of four two-story frame dwellings by G. W. Williamson, to cost \$3,300.

Dr. B. J. Johnson will build a bay window, covered with galvanized iron, at No. 920 N street northwest.

Mangum & Stockett will build a neat two-story dwelling at 929 North Carolina avenue, to cost \$4,300.

J. J. Decker will expend \$900 in making general repairs to the store at No. 1111 F street northwest.

J. H. Richards will build for himself three three-story and cellar brick dwellings.

Frederick Blumer will put in a bay window at 821 C street southeast, to cost \$300.

REAL ESTATE NOTES.

G. B. Worthington has purchased from W. Danenhower for \$4,500, sub. 26, in square 745, being 16x69 feet on E, between Second and Third streets northeast. Fannie W. Waite purchased from the same, sub. 28, in same square. The lot is 20,71x209 feet on the corner of E and Second streets northeast. The price paid was \$7,600.

Charles Gessford has bought lots 10 to 16, inclusive, square 900, on the corner of Eleventh and B streets southeast, for \$21,516. The property contains 30,000 square feet, and was bought through George A. Jordan, in connection with Worthington Brothers, from Thomas Lanigan and others.

Eva H. Tyler has bought, for \$5,500, of Elizabeth J. Hamilton, parts 3 and 4, square 784, 20 feet on B street, and 19.61 feet on Maryland avenue, between Third and Fourth streets northeast.

Gonzaga College has sold for \$5,000 to Michael Connor, sub 58, square 622, being 18x80 feet on K street, between North Capitol and First streets northwest.

Jeanette C. Cammack has bought for \$4,000 of F. B. Sterling, sub. 27, square 777, 16x82 feet on H between Third and Fourth streets northeast.

John Doherty has bought of Gonzaga College, for \$5,000, sub. 55, square 622, 18x80 feet, on K, between North Capitol and First streets northwest.

Mary A. Clark has purchased of Nellie H. Browning, for \$4,400, sub. 29, square 864, 17.57x86, on C, between Sixth and Seventh streets northeast.

The United States has bought, for \$20,800, of A. Lepreux, parcel 16, square 328, post-office site, and of C. C. Duncan, for \$16,150, of Helene Hartung, parcel 14, of same.

D. B. Groff has subdivided lots 1 to 24, inclusive, block 8, Brightwood Park, into lots 24 to 48, inclusive, and alleys.

John McL. Dodson has bought of Fannie L. Shoulters, for \$7,500, one-half part lots 7 to 10, square 4, bounded by Rock Creek, L street, Twenty-seventh street, and 30-foot alley.

A. Sommers has purchased, for \$9,500, of H. S. Merrill, part lot 9, square 449, 21x116 feet, on Seventh, between L and M streets northwest.

George E. Pickett has purchased, for \$5,000, of R. H. Taylor, part lot 41, square 16, Old Georgetown, being 27x39 feet on Market Space.

F. Huhn has bought of J. S. Davis, for \$5,200, sub. 16, square 912, being 20x116 feet on H street between Eighth and Ninth streets northeast.

T. F. Schneider has sold to Joseph K. Edson, for \$12,000, sub. 24, of square 156, being 20x93.50 feet on O street between Seventeenth and Eighteenth streets northwest.

Nellie H. Browning has purchased part 3, square 967, being 25x56 feet on East Capitol street, between Tenth and Eleventh streets southeast, from Robert Collins, for \$5,200.

D. Carroll Digges bought, for \$10,000, of E. J. Stellwagen, part 4, Jamaica, contain-

ing 1,637 feet on the north side of Florida avenue at the intersection of Seventh street northwest, and sold the same to E. H. Kloss, for a like consideration.

Augustus Brandriff has bought, for \$5,700, of Job Barnard (trustee) part 3, square 685, fronting 20 feet 6 inches on North Capitol street, being No. 215.

Elizabeth Pulliam has purchased from W. Danenhower, for \$5,000, sub. 23, square 754, being 16x84 feet on E, between Second and Third streets northeast.

A. S. Hellen has bought of C. Gessford, for \$4,250, lot 95, square 917, being 16x59.17 feet on Ninth between B and C streets northwest.

J. M. Clark has bought of M. I. Weiler et al., for \$4,335, part lot 15, square 785, being 18x75 feet on B, between Third and Fourth streets northeast.

W. A. Custard has purchased of C. H. Fickling et al., for \$4,350, part sub. 157, square 74, Georgetown, fronting 48 feet on High, between O and P streets.

John J. Freeland has bought of E. H. Ripley, for \$5,500, part 25, square 869, fronting 20 feet on Seventh street, between East Capitol and A streets southeast.

Harriet Reynolds has purchased of Robert C. Mangum for \$6,000, sub. 68, square 989, being 17x50.50 feet on Eleventh street between A and B streets southeast.

John Hahn has bought, for \$4,500, sub. 141, square 861, 16.25x61 feet, on F, between Sixth and Seventh streets northeast.

C. M. Campbell has purchased, for \$4,350, of Emma B. FitzGerald, lot 5, block 34, Columbia Heights.

Mary S. Gudgin has bought lot 22, block 2, University Heights, of H. Barton et al. for \$4,000.

E. P. Berry has sold to E. F. Moran, part 6, of Linthicum Estate, for \$4,687. The property fronts 50 feet on Road street.

E. Weser has purchased of E. A. Newman, for \$5,750, subs. 97 to 101, square 951.

BUILDING PERMITS.

Permits to build were issued by Inspector Entwisle to the following for the week ending Friday, October 2:

One two-story and cellar brick dwelling, 19x31 feet, No. 929 North Carolina avenue southeast, for Mangum and Stockett, to cost \$4,300.

Four two-story brick dwellings, 12x28 feet, lots 117 and 115, square 502, Nos. 450 to 456 alley southwest, for William L. Sears, to cost \$2,500.

Eight three-story and cellar brick dwellings, 16x50 feet, Nos. 600 to 614 Twenty-second street northwest, for J. C. Davidson to cost \$25,000.

Two two-story attic and cellar frame dwellings, 26x44 feet, Nos. 1597 and 1599 Park street, Mt. Pleasant, for J. B. Bloss, to cost \$5,700. F. W. Booth, builder.

Three three-story and cellar brick dwellings, 18x35 feet, Nos. 808, 810 and 812 Thirteenth street northeast, for J. M. Richards, to cost \$7,500.

Seven two-story and Mansard brick dwellings, 14x30 and 16x36 feet, Nos. 1700 to 1706 Florida avenue and 2100 to 2104 Seventeenth street northwest, for E. D. Frazier, to cost \$14,000.

One two-story and basement brick dwelling, 25x32 feet, No. 501 D street southeast, for S. Kinslow, to cost \$4,000. J. W. Swanson, builder.

Two three-story and basement brick dwellings, 18x32 feet, Nos. 505 and 507 Third street northwest, for E. A. Ridgeway, to cost \$10,000. J. W. Swanson, builder.

Four two-story and basement brick dwellings, 17 feet 6 inches by 34 feet, Nos. 510 to 516 Sixth street northeast, for Henry Miller, to cost \$3,900.

One two-story frame dwelling, 28x34 feet, at Terra Cotta, for Gustave Krebs, to cost \$1,300.

One two-story frame dwelling, 28x30 feet, lot 11, block 22, Langdon Park, for J. C. Chalton, to cost \$2,000.

One two-story frame dwelling, 18x27 feet, lot 49, block 2, Hillsdale, for W. H. Bell, to cost \$950.

One one-and-a-half-story frame dwelling, 14x30 feet, Anacostia Road, Benning, for Dr. O. H. Brightwell, to cost \$1,500.

Two two-story brick dwellings, 12x24 feet, Nos. 18 and 20 Jackson street northeast, for John A. Keppel, to cost \$1,200.

One two-story brick dwelling, 14x30 feet, No. 304 Eleventh street southeast, for Susan Yates, to cost \$800.

Nine two-story brick dwellings, 18x20 feet, Nos. 1101 to 1117 alley, square 14 northwest, for Jacob Fussell, to cost \$6,000.

One two-story and basement brick dwelling, 18x20 feet, No. 2811 O street northwest, for Mary Burr, to cost \$700.

One two-story frame dwelling, 14x43 feet, lot 6, block 8, Twining City, for T. A. Answorth, to cost \$500.

Four two-story frame dwellings, 18x44 feet, lots 1 and 2, square 40, Dover street, Brookland, for G. W. Williamson, to cost \$3,300.

REAL ESTATE TRANSFERS.

(Transfers in which the consideration was nominal are not included.)

FRIDAY, SEPTEMBER 25.

A. A. Birney and Allan Rutherford to Fanny Beall, west 12 feet 10 inches of lot 3, and all of lot 4, square 341, \$11,750.

Nellie H. Browning et vir Ringgold W. to Mary A. Clarke, lot 20, Groff's sub., square 864, \$4,400.

Frances A. Buckingham et vir Frank M. to John Hahn, lot 141, Buckingham et al.'s sub., square 861, with right of way, subject to trust of \$2,300, \$4,500.

Emma B. FitzGerald et vir William T. to Charles M. Campbell, lot 5, block 34, Sherman's (trustee) sub., Columbia Heights, \$3,850.

Charles Gessford et ux. to Lucy Thomas, wife of George M., lot 93, Gessford's sub., square 917, subject to trust in Liber 1,586 folio 194, \$5,500.

Gonzaga College to John Doherty, lot 55 in said College's sub., square 622, \$5,000.

Elizabeth J. Hamilton to Eva H. Tyler, parts lots 4 and 3, square 784, 20 feet on B street, \$5,500.

Helen Hartung et vir Sarah et al. to United States, part original lot 6, (being parcel No.

14) also all other lands in square 823 owned by first parties, \$16,150.

Theo. L. Holbrook et ux. to Cyrus W. Chapel, lots 73 to 79, inclusive, Holbrook's sub. of part block 1, Trinidad, \$3,575.

Augustus Lepreux to United States, part original lot 7, (being parcel No. 16) also all other lands in square 323, owned by first party, \$30,000.

Charles Rowland to William F. Lambert, part lot 2, square 821, 16 feet on E street, \$100.

Mary H. Todd et vir Edward J. to Ann Burke, wife of John, part original lot 9, square 439, 154 feet on H street, \$1,300.

SATURDAY, SEPTEMBER 26.

Walter Heston to Bridget O'Connor, lot 36, Heston's sub. of lots in block 22, Rosedale and Isherwood, with right of way, \$1,000.

Virginia Kropp et vir Henry, jr., to Johanna Connor, part square 602, 43 inches on H street, to be used for a party wall, \$57.

John H. Lewis et ux. to Laura E. Clarke, east 1/2 lot 14, block 4, Trinidad, \$2,660.

Same to Henry Sparr, lot 5, Keller's sub., square north of square 980, \$3,200.

Henry S. Merrill and James F. Scaggs (trustees) to Aaron Sommers, part original lot 9, square 449, \$9,500.

Lucius F. Randolph, jr., to Janie N. Strum, east 63.21 feet of lot 112, Gray's sub., square 981, subject to trust of \$2,000, \$3,500.

John H. Richards to Ada C. Meyns, west 16 feet 5 inches of lot 73, square 861, \$3,100.

Charles W. Simpson et ux. to William H. Sorrell, lot 15, Simpson's sub., square 997, \$1,300.

Albert T. Whiting et ux. to Thomas Nealon, lot 22, Morris' sub., square 1049, \$2,000.

MONDAY, SEPTEMBER 28.

John T. Arms and Samuel A. Drury to Susanna Wood, lot 19, Gessford's sub., square 835, subject to trust of \$1,000, \$1,305.

Fannie V. Baggett et vir J. B. to Nellie L. Walbach, lot 118, Moore's sub., square 638, \$900.

Bryan Downey et ux. to Ella D. Hindle, lot 372, Uniontown, \$350.

Thomas H. Gaither to Abbie Coffey, lot 51, Simpson's sub., square 44, \$2,350.

Diller B. Groff et ux. to William H. and Alonzo M. Lawson, lots 10 to 15, inclusive, block 29, Brightwood Park, \$3,525.

Alexander P. Gorman et ux. to Richard H. Taylor, part lot 41, square 16, Old Georgetown, subject to trust of \$2,500, \$100.

Arthur E. Randle to James H. Bradley, lot 14, block 2, Randle's sub., Congress Heights, \$300.

Edward J. Stellwagen and Henry E. Davis (trustees) to Bessie S. Robinson, lot 1, block 9, Oak View, \$3,000.

Fannie S. Shoulters et vir George H. to John McL. Dodson, an undivided 1/2 of original lots 7 to 10, inclusive, square west of square 4, \$7,500.

T. F. Schneider et ux. to Joseph R. Edson, lot 247, Schneider's sub., square 156, \$12,000.

TUESDAY, SEPTEMBER 29.

H. Rozier Dulany to Edward Murphy, west 5 feet of original lot 7, and east 14 feet 11 inches of original lot 8, square 100, \$1,500.

Washington Danenhower et ux. to Elizabeth Pulliam, lot 28, Smoot's sub., with right of way, \$5,000.

James S. Davis et ux. et al. to Ferdinand Huhn, lot 16, Kelly's sub., square 912, \$5,200.

Charles Gessford et ux. to Addison S. Helton, lot 95, Gessford's sub., square 917, subject to trust of \$2,500, \$4,350.

Laura G. Maret et vir D. H. to Robert M. Bell, north 60 feet 24 inches on Twenty-first street, of original lot 6, square 104, \$50.

Watson J. Newton et ux. to George P. Newton, lots 97 to 101, inclusive, Gray's sub., square 981, \$5,750.

Edward A. Newman and Jackson H. Ralston to Edward Weser, east 16 feet 4 inches of original lot 9, and west 30 feet of original lot 10, square 437, \$6,900.

Isabelle E. Nicholson to Robert M. Bell, an undivided 1/2 interest in north 60 feet 24 inches on Twenty-first street, of original lot 6, square 104, \$50.

John S. Nicholson et al. to Robert M. Bell, an undivided 1/2 interest in north 60 feet 24 inches on Twenty-first street, of original lot 6, square 104, \$50.

Gustave and Simon Oppenheimer to Taylor Sherry, sub. lot 45, square 202, \$3,000.

Amory K. Tingle to Ida V. S. Doyle, lot 25, Burgess' sub., square 152, \$3,510.

Richard H. Taylor to George K. Pickett, part lot 41, square 16, Old Georgetown, 27 1/2 feet on west side of Market Space, subject to trust of \$2,500, \$5,000.

WEDNESDAY, SEPTEMBER 30.

Job Barnard et ux. to Augustus Brandriff, north 20 feet 8 inches of lot 3, square 685, being No. 213 North Capitol street, subject to trust, \$5,700.

William H. Barnes (trustee) to Eliza O. Lucas, lot 160, Warder et al.'s sub., square 72, \$3,000.

Commissioners of the District of Columbia to William P. and Eugene Van Ness (executors of Julia A. Van Ness) lot 17, square 642, tax deed, \$6.94.

Nora Edgar et vir James M. to John G. Krohr, lot 46, Gray's sub., square 981, \$1,150.

James Fullerton and Michael J. Colbert to Fred W. Giddings, lot 24, section 9, Barry Farm \$712.50.

Charles Fickling et ux. et al. to William A. Custard, west 22 feet of lot 285, Gordon's sub. of part lot 277, and all lot 278, Beall's addition (square 99), subject to trust of \$2,000, \$3,300.

George S. Fellows to Robert Philson, lots 41 to 46, inclusive, Johnson et al.'s (trustees) sub., square 1031; also lot 17, square 860, subject to trust of \$2,550, \$4,550.

William A. Gordon et ux. et al. to William A. Custard, part original lot 157, B. and H.'s addition (square 74), 49 feet on High street, \$4,350.

Lee D. Latimer to Katharine Dieterich, part original lot 12, square 769, 15 feet 2 inches on O street, with right of way, \$3,550.

M. M. Parker et ux. to Clara G. Quint, lot 14, block 13, Kalorama Heights, \$3,000.

Eleanor H. Ripley et ux. to John J. Freeland et ux., north part lot 25, square 869, 20 feet on Seventh street, \$5,200.

Mary J. Snowden to Charles F. Rosewag, lot 48, block 5, Ivy City, \$250.

Joseph A. Tarkington to Charles W. Baker, lot 31, Tarkington's sub., square south of square 915, subject to trust of \$1,500, \$3,000.

M. I. Weiler et ux. and George R. Reppetti et ux. to John M. Clark, east 15 feet of original lot 15, square 785, \$4,385.

THURSDAY, OCTOBER 1.

Mary V. Bonnell et vir George W. to George T. Dearing, lot 68, Bonnell's sub., square 235, \$600.

Harry Barton and W. H. Walker (trustees) to Mary S. Gudgin, lot 28, block 2, Barton & Walker's (trustees) sub., University Heights, \$400.

Edgar P. Berry et ux. to E. F. and Mary E. Moran, part lot 6, Dent et al.'s sub. of part of